



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: March 28, 2005

PUBLIC NOTICE OF A

DRAFT Mitigated Negative Declaration

JO: 42-3252

The City of San Diego Land Development Review Division has prepared a draft Mitigated Negative Declaration for the following project and is inviting your comments regarding the adequacy of the document. **Your comments must be received by April 26, 2005 to be included in the final document considered by the decision-making authorities.** Please send your written comments to the following address: **Rhonda Benally, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101 or e-mail your comments to [DSDEAS@sanidiego.gov](mailto:DSDEAS@sanidiego.gov) with the Project Number in the subject line.**

**General Project Information:**

- Project No. **47441**, SCH No. **N/A**
- Community Plan Area: **Mira Mesa**
- Council District: **5**

**Subject:** **Dunham Parking Garage** SITE DEVELOPMENT PERMIT AND COASTAL DEVELOPMENT PERMIT to amend CDP 45-244-0 (Process 3) to construct a 43,600 square-foot parking structure on a 4.66 acre site with an existing 3-story office building. The two level parking structure will be constructed at the location of an existing on grade parking lot. The project site is located at 10251 Vista Sorrento Parkway in the IL-3-1 Zone within the Mira Mesa Community Plan. (Portion of Acre Lot 7 of Sorrento Lands and Townsite, Map No. 483, APN 340-090-13). The site is not included on any Government Code Listing of hazardous waste sites.

**Applicant:** Brian Oliver

**Recommended Finding:** The recommended finding that the project will not have a significant effect on the environment is based on an Initial Study and project revisions/conditions which now mitigate potentially significant environmental impacts in the following area(s): **Biological Resources, and Paleontological Resources**

**Availability in Alternative Format:** To request this Notice, the Mitigated Negative Declaration, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

**Additional Information:** For environmental review information, contact Rhonda Benally at (619) 446-5468. The draft Mitigated Negative Declaration, Initial Study, and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. For information regarding public meetings/hearings on this project, contact Project Manager Robert Tucker (619) 557-7919. This notice was published in the SAN DIEGO DAILY TRANSCRIPT, placed on the City of San Diego web-site (<http://clerkdoc.sannet.gov/Website/publicnotice/pubnotceqa.html>), and distributed on March 28, 2005.

Chris Zirkle, Assistant Deputy Director  
Development Services Department



Land Development  
Review Division  
(619) 446-5460

## Mitigated Negative Declaration

Project No. 47441

**SUBJECT:** DUNHAM PARKING GARAGE SITE DEVELOPMENT PERMIT AND COASTAL DEVELOPMENT PERMIT to amend CDP 45-244-0 (Process 3) to construct a 43,600 square-foot parking structure on a 4.66 acre site with an existing 3-story office building. The two level parking structure will be constructed at the location of an existing on grade parking lot. The project site is located at 10251 Vista Sorrento Parkway in the IL-3-1 zone within the Mira Mesa Community Plan. (Portion of Acre Lot 7 of Sorrento Lands and Townsite, Map No. 483, APN 340-090-13). Council District 5. Applicant: Brian Oliver

- I. **PROJECT DESCRIPTION:** See attached Initial Study.
- II. **ENVIRONMENTAL SETTING:** See attached Initial Study.
- III. **DETERMINATION:**

The City of San Diego has conducted an Initial Study and determined that the proposed project will not have a significant environmental effect and the preparation of an Environmental Impact Report will not be required.

- IV. **DOCUMENTATION:**

The attached Initial Study documents the reasons to support the above Determination.

- V. **MITIGATION, MONITORING AND REPORTING PROGRAM:**

### BIOLOGICAL RESOURCES/LAND USE ADJACENCY (MSCP)

- 1. Prior to the issuance of any grading permit, the Assistant Deputy Director (ADD) of Land Development Review Division (LDR), in coordination with the project biologist, shall verify that construction taking place adjacent to the Multi-Habitat Planning Area (MHPA) is consistent with the Multiple Species Conservation Program (MSCP) Land Use Adjacency Guidelines including:
  - A. All required lighting adjacent to the MHPA shall be shielded, unidirectional, low pressure sodium illumination (or similar) and directed away from the MHPA using appropriate placement and shields. Bollard lighting or other lighting alternatives shall be used in place of City pole lights to the satisfaction of the ADD of LDR and/or City Engineer.
  - B. No new, exotic, invasive plant species shall be utilized in, or adjacent to the MHPA. All non-irrigated hydroseeded revegetation areas and areas adjacent to the MHPA shall consist of native or non-invasive species to the satisfaction of the

ADD of LDR.

- C. Runoff must be directed away from the MHPA. No direct drainage into the MHPA shall occur during and after construction. The biologist shall ensure that filtration devices, swales or detention basins are used as needed during construction. All storm drains draining into the MHPA shall employ dissipation and filtering devices. Compliance with City Engineering Drainage Standards shall be ensured to the satisfaction of the ADD of LDR and City Engineer.
- D. No trash, oil, parking, or other construction-related activities shall be allowed outside the established limits of disturbance. Toxic material must not be allowed to drain into the MHPA.
- E. All construction activities (including staging areas) shall be restricted to the development area as shown on the approved *Exhibit A*. The project biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas (impacting MHPA and/or covered sensitive species) beyond the limits of disturbance as shown on the approved *Exhibit A*.
- F. No direct access shall be provided on the property into the MHPA. Barriers or signs restricting encroachment must be installed to prevent public access into the MHPA.
- G. To minimize indirect impacts as a result of noise on weekends or during evening hours the parking structure shall be prohibited from any use by skateboarders and other unauthorized users.
- H. All Zone I Brush Management Areas must be included within the development footprint and outside of the MHPA. Brush Management Zone 2 may be permitted within the MHPA (considered impact neutral) but cannot be used for mitigation.

PALEONTOLOGICAL RESOURCES

**Prior to Preconstruction Meeting**

*1. Land Development Review (LDR) Plan Check*

Prior to the issuance of a Notice to Proceed (NTP) or any permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Assistant Deputy Director (ADD) of Land Development Review (LDR) shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

*2. Letters of Qualification have been Submitted to the ADD*

Prior to the recordation of the first final map, NTP, or any permits, including but not limited to, issuance of the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the applicant shall provide a letter of verification to the ADD of LDR stating that a qualified Paleontologist, as defined in the City of San Diego Paleontological Guidelines, has been retained to implement the monitoring program.

3. *Second Letter Containing Names of Monitors has been sent to Mitigation Monitoring Coordination (MMC)*
  - a. At least thirty days prior to the Preconstruction (Precon) Meeting, a second letter shall be submitted to MMC which shall include the name of the Principal Investigator (PI) and the names of all persons involved in the Paleontological Monitoring of the project.
  - b. MMC will provide Plan Check with a copy of both the first and second letter.
4. *Records Search Prior to Precon Meeting*

At least thirty days prior to the Precon Meeting, the qualified Paleontologist shall verify that a records search has been completed, and updated as necessary, and be prepared to introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities. Verification includes, but is not limited to, a copy of a confirmation letter from the San Diego Natural History Museum, other institution, or, if the record search was in-house, a letter of verification from the PI stating that the search was completed.

### **Preconstruction Meeting**

#### *1. Monitor Shall Attend Precon Meetings*

- a. Prior to beginning of any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the Paleontologist, Construction Manager and/or Grading Contractor, Resident Engineer (RE), Building inspector (BI), and MMC. The qualified Paleontologist shall attend any grading related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring Program with the Construction Manager and/or Grading Contractor.
- b. If the Monitor is not able to attend the Precon Meeting, the RE, or BI as appropriate, will schedule a focused Precon Meeting for MMC, Monitors, Construction Manager and appropriate Contractors representatives to meet and review the job on-site prior to start of any work that requires monitoring.

#### *2. Identify Areas to be Monitored*

At the Precon Meeting, the Paleontologist shall submit to MMC a copy of the site/grading plan (reduced to 11x17) that identifies areas to be monitored.

#### *3. When Monitoring Will Occur*

Prior to the start of work, the Paleontologist also shall submit a construction schedule to MMC through the RE, or BI, as appropriate, indicating when and where monitoring is to begin and shall notify MMC of the start date for monitoring.

### **During Construction**

#### *1. Monitor Shall be Present During Grading/Excavation*

The qualified Paleontologist shall be present full-time during the initial cutting of previously undisturbed formations with high and moderate resource sensitivity, and shall document activity via the Consultant Site Visit Record (form). This record shall be faxed to the RE, or BI as appropriate, and MMC each month.

## 2. *Discoveries*

### a. MINOR PALEONTOLOGICAL DISCOVERY

In the event of a minor Paleontological discovery (small pieces of broken common shell fragments or other scattered common fossils) the Paleontologist shall notify the RE, or BI as appropriate, that a minor discovery has been made. The determination of significance shall be at the discretion of the qualified Paleontologist. The Paleontologist will continue to monitor the area and immediately notify the RE, or BI as appropriate, if a potential significant discovery emerges.

### b. SIGNIFICANT PALEONTOLOGICAL DISCOVERY

In the event of a significant Paleontological discovery, and when requested by the Paleontologist, the city RE, or BI as appropriate, shall be notified and shall divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains. The determination of significance shall be at the discretion of the qualified Paleontologist. The Paleontologist with Principal Investigator (PI) level evaluation responsibilities shall also immediately notify MMC staff of such finding at the time of discovery. MMC staff will coordinate with appropriate LDR staff.

## 3. *Night Work*

### a. If night work is included in the contract

(1) When night work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.

(2) The following procedures shall be followed:

#### (a) NO DISCOVERIES

In the event that nothing was found during the night work, The PI will record the information on the Site Visit Record Form.

#### (b) MINOR DISCOVERIES

(1) All Minor Discoveries will be processed and documented using the existing procedures under **During Construction** (see Section 2. *Discoveries*, Subsection a.), with the exception that the RE will contact MMC by 9 A.M. the following morning.

#### (c) POTENTIALLY SIGNIFICANT DISCOVERIES

(1) If the PI determines that a potentially significant discovery has been made, the procedures under **During Construction** (see Section 2. *Discoveries*, Subsection b.), will be followed, with the exception that the RE will contact MMC

by 9 A.M. the following morning to report and discuss the findings.

- b. If night work becomes necessary during the course of construction
  - (1) The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
  - (2) The RE, or BI, as appropriate, will notify MMC immediately.
- c. All other procedures described above will apply, as appropriate.

#### 4. *Notification of Completion*

The Paleontologist shall notify MMC and the RE, or BI as appropriate, of the end date of monitoring.

#### **Post Construction**

- 1. The Paleontologist shall be responsible for preparation of fossils to a point of curation as defined by the City of San Diego Paleontological Guidelines.

- a. SUBMIT LETTER OF ACCEPTANCE FROM LOCAL QUALIFIED CURATION FACILITY.

The Paleontologist shall be responsible for submittal of a letter of acceptance to the ADD of LDR from a local qualified curation facility. A copy of this letter shall be forwarded to MMC.

- b. IF FOSSIL COLLECTION IS NOT ACCEPTED, CONTACT LDR FOR ALTERNATIVES

If the fossil collection is not accepted by a local qualified curation facility for reasons other than inadequate preparation of specimens, the project Paleontologist shall contact LDR, to suggest an alternative disposition of the collection. MMC shall be notified in writing of the situation and resolution.

- c. RECORDING SITES WITH SAN DIEGO NATURAL HISTORY MUSEUM

The Paleontologist shall be responsible for the recordation of any discovered fossil sites at the San Diego Natural History Museum

- d. FINAL RESULTS REPORT

- 1. Prior to the release of the grading bond, two copies of the Final Results Report (even if negative), which describes the results, analysis, and conclusions of the above Paleontological Monitoring Program (with appropriate graphics) shall be submitted to MMC for approval by the ADD of LDR. MMC shall notify the RE or BI, as appropriate, of receipt of the Final Results Report.

#### VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Negative Declaration were distributed to:

City of San Diego

Council Member Maienschein, District.5

Planning Department (4A)

Robert Tucker, Project Manager, Development Services Department

Julius Ocean, Assistant Engineer, Development Services Department  
Other Entities/Organizations  
Mira Mesa Community Planning Group (310)  
U.S. Environmental Protection Agency (19)  
U.S. Fish & Wildlife (23)  
MCAS Miramar (13)  
State Clearinghouse (46)  
California Coastal Commission (47)  
California Department of Fish & Game (32)  
California Regional Water Quality Control Board (44)  
Sierra Club (165/165A)  
Audubon Society, Mel Hinton (167)  
California Native Plant Society (170)  
Center for Biological Diversity (176)  
Endangered Habitats League (182)  
Friends of Los Penasquitos Canyon Preserve (382)  
Los Penasquitos Canyon Preserve Citizens (385)

VII. RESULTS OF PUBLIC REVIEW:

- ( ) No comments were received during the public input period.
- ( ) Comments were received but did not address the draft Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- ( ) Comments addressing the findings of the draft Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Negative Declaration, the Mitigation, Monitoring and Reporting Program and any Initial Study material are available in the office of the Land Development Review Division for review, or for purchase at the cost of reproduction.

  
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Terri Bumgardner, Senior Planner  
Development Services Department

March 28, 2005  
Date of Draft Report

\_\_\_\_\_  
Date of Final Report

Analyst: Rhonda Benally

City of San Diego  
Development Services Department  
LAND DEVELOPMENT REVIEW DIVISION  
1222 First Avenue, Mail Station 501  
San Diego, CA 92101  
(619) 446-6460

INITIAL STUDY  
Project No. 47441

SUBJECT: DUNHAM PARKING GARAGE SITE DEVELOPMENT PERMIT AND COASTAL DEVELOPMENT PERMIT to amend CDP 45-244-0 (Process 3) to construct a 43,600 square-foot parking structure on a 4.66 acre site with an existing 3-story office building. The two level parking structure will be constructed at the location of an existing on grade parking lot. The project site is located at 10251 Vista Sorrento Parkway in the IL-3-1 zone within the Mira Mesa Community Plan. (Portion of Acre Lot 7 of Sorrento Lands and Townsite, Map No. 483, APN 340-090-13). Council District 5. Applicant: Brian Oliver

I. PURPOSE AND MAIN FEATURES:

The proposed project SITE DEVELOPMENT PERMIT AND COASTAL DEVELOPMENT PERMIT to amend CDP 45-244-0 to be considered by the Hearing Officer of the City of San Diego (Process 3) would allow for the construction of a 43,600 square-foot parking structure on a 4.66 acre site with an existing 3-story office building. The two level parking structure will be constructed at the location of an existing on grade parking lot. The existing pavement, parking and segment of a retaining wall will be removed. A new sidewalk will be constructed and matched to the existing sidewalk along the west side of the parking structure. The building walls would be painted a Mexican sand color and the roof deck would be stained with Fabcrete Ancient Buff. Construction at the site would require approximately, 2650 cubic yards of cut, 1360 cubic yards of fill, and the exportation of 1290 cubic yards of soil. The two retaining walls located north and south of the parking structure are approximately 70 feet and 95 feet in length, and up to 4 feet in height, respectively.

The proposed landscape would include native species along the east and west side of the structure as well as the north and south side of the parking structure. All the plant areas in or adjacent to vehicular use shall be protected from vehicular damage with either raised curbs or a wheel stop. Vehicular access would occur off of Vista Sorrento Parkway. Parking would be provided for 282 vehicles which would include 7 accessible spaces. Site drainage would be directed toward the existing storm drain facilities and will convey on-site runoff away from buildings and other structures on the project site.

II. ENVIRONMENTAL SETTING:

The project site is located at 10251 Vista Sorrento Parkway in the Mira Mesa Community Plan. The property is zoned IL-3-1 and is designated for industrial use in the community plan. To the north and west, the land uses are zoned IL-3-1 and the south is zoned residential. To the east, the land use is zoned open space-conservation. The project site is adjacent but not located within the Multiple Habitat Planning Area (MHPA) or an environmentally sensitive area. However, adherence to the Multiple Species Conservation Program (MSCP) Land Use Adjacency Guidelines must be included. No cultural resources (archeological or historical) are known to exist on or near the project site.



The project is located within the Airport Environs Overlay Zone (AEOZ), Accident Potential Zone (APZ) II and 60 dB Community Noise Equivalent Level (CNEL) noise contours. According to the Land Use Compatibility matrix of the Miramar Comprehensive Land Use Plan (CLUP) for MCAS Miramar, industrial zone is a compatible use within this area.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

#### BIOLOGICAL RESOURCES

The City's Multi-Habitat Planning Area (MHPA) is mapped adjacent to the property on the east. Therefore, the proposed development would be subject to the City's Multiple Species Conservation Program (MSCP) Subarea Plan (March 1997) and would be required to comply with the MSCP Land Use Adjacency Guidelines by minimizing indirect impacts in the MHPA. Therefore, to identify and address the project's compliance with the MSCP's Subarea Plan and Land Use Adjacency Guidelines, City staff required the applicant to include a discussion in the biological report regarding potential land use impacts from the proposed development.

The *Biological Survey Letter Report* for the Dunham Parking Garage (Brian Arnold, consulting biologist, November 2004) prepared for the proposed development disclosed that the project would be consistent with the MSCP Land Use Adjacency Guidelines. The consulting biologist primarily characterized the area immediately adjacent to the proposed parking as supporting ruderal and non-native grassland vegetation. During his field visit, the biologist observed no rare, threatened, endangered, endemic, or sensitive plant or wildlife species (including the Coastal California Gnatcatcher) on or adjacent to the parcel. Therefore, the biologist concluded that no direct impacts to biological resources are anticipated as a result of proposed construction and no mitigation for habitat disturbance would be required. However, the biologist provided recommendations regarding potential indirect impacts that would be in compliance with the MSCP Land Use Adjacency and the applicant would be required to implement these conditions which are outlined in the attached MND (Section V, Mitigation, Monitoring, and Reporting, Program (MMRP)).

#### NOISE

The proposed project would be constructed in accordance with the City's noise ordinance. The ordinance sets limits on construction activities, including time limitations on allowable activities and a noise performance standard on equipment operated in proximity to homes. Compliance with this ordinance will limit construction noise impacts to weekday daylight hours and will avoid significant construction noise impacts.

In addition, there are no ventilators or other equipment planned for the parking structure that would result in increased noise levels. The biology report also stated the lack of new sources or types of disturbance combined with the lack of nearby sensitive receptors suggest that construction and operation of the parking structure would not result in impacts to biological resources. To minimize indirect impacts as result of potential noise on or adjacent to the MHPA, compliance with City's noise ordinance and those outlined in the MMRP would reduce it below a level of significance.

## WATER QUALITY

Water quality is affected by sedimentation caused by erosion, runoff carrying contaminants, and direct discharge of pollutants (point-source pollution). Proposed development creating new impervious surfaces could send an increased volume of runoff containing oils, heavy metals, pesticides, fertilizers, and other contaminants (non-point-source pollution) into the stormwater drainage system if not controlled.

According to the *Water Quality Technical Report* (RBF Consulting, December 2004), the project may result in potentially significant impacts to water quality primarily from 1) an increase amount of sediment discharge from the site due to concentration of flows (which may carry adsorbed pollutants of concern); and (2) pesticides, oils, grease, and other hydrocarbons from landscaped areas parking lots, and driveways. In addition, runoff from the project site (identified to be adjacent to the City's MHPA) may drain into Carroll Canyon Creek. However, Carroll Canyon Creek is not listed as impaired for any pollutants. The Los Penasquitos Lagoon and the Pacific Ocean are further downstream, and the Pacific Ocean is listed as impaired for high coliform count. This development is not generally expected to generate significant amounts of pollutants that would aggravate this impairment, especially since activities on the site are not likely to include animal or food waste products.

Therefore, to determine the project's storm water Best Management Practices (BMPs) to control pollution run-off that may result in a significant downstream water quality impact, the applicant was required to submit a Storm Water Requirements Applicability Checklist to determine the appropriate water quality technical report for the project.

The report was prepared for the proposed development which identified the potential pollutant sources from the development and recommended appropriate construction and post-construction BMPs to mitigate potential impacts to a level below significance. The plan and checklist can be reviewed at the offices of the Land Development Review Division. Proposed BMPs include storm drain stenciling and signage, material and trash storage area design, efficient irrigation systems, low-irrigation landscape design, outreach for commercial design and other erosion control measures during construction.

Therefore, to minimize and control runoff carrying pollutants that could create potentially significant impacts to downstream water bodies, the applicant must comply with construction BMPs that will also comply with the City of San Diego Water Standards. Therefore, no significant impact and no mitigation are required for implementation of BMP's since project design will preclude any impacts to water quality.

## GEOLOGY

The project is located in a seismically active region of California and, therefore, the potential exists for geologic hazards, such as earthquakes and ground failure to affect the proposed development. According to the City of San Diego Seismic Safety Study, the site is mapped with Geologic Hazard Categories 53 and 25. Hazard Category 53 represents level or sloping terrain, unfavorable geologic structure, low to moderate risk. Hazard Category 25 is characterized by Ardat Shale which is considered to be a slide

prone formation. The site was found to be underlain by Tertiary-age Ardath Shale. The Tertiary-age units were noted to possess a favorable geologic structure with regards to slope stability.

A Preliminary Geotechnical Investigation Report for Dunham Parking Garage was conducted by Christian Wheeler Engineering (December 2004) and was determined that the project site is suitable for the proposed development provided all recommendations are followed. This report produced as part of this investigation is available for public review in the offices of Land Development Review Division. All recommendations outlined in the report would be followed to the satisfaction of City Geology Staff and the City Engineer. Additional, proper engineering design of all new structures, to be verified at the building permit stage, would ensure the potential for geologic impacts would be minimal. No faults are known to exist on or near the project site. The project site is not considered to represent a significant increase in the exposure of persons to geologic hazards, therefore, the geologic impacts would be less than significant and no mitigation would be required.

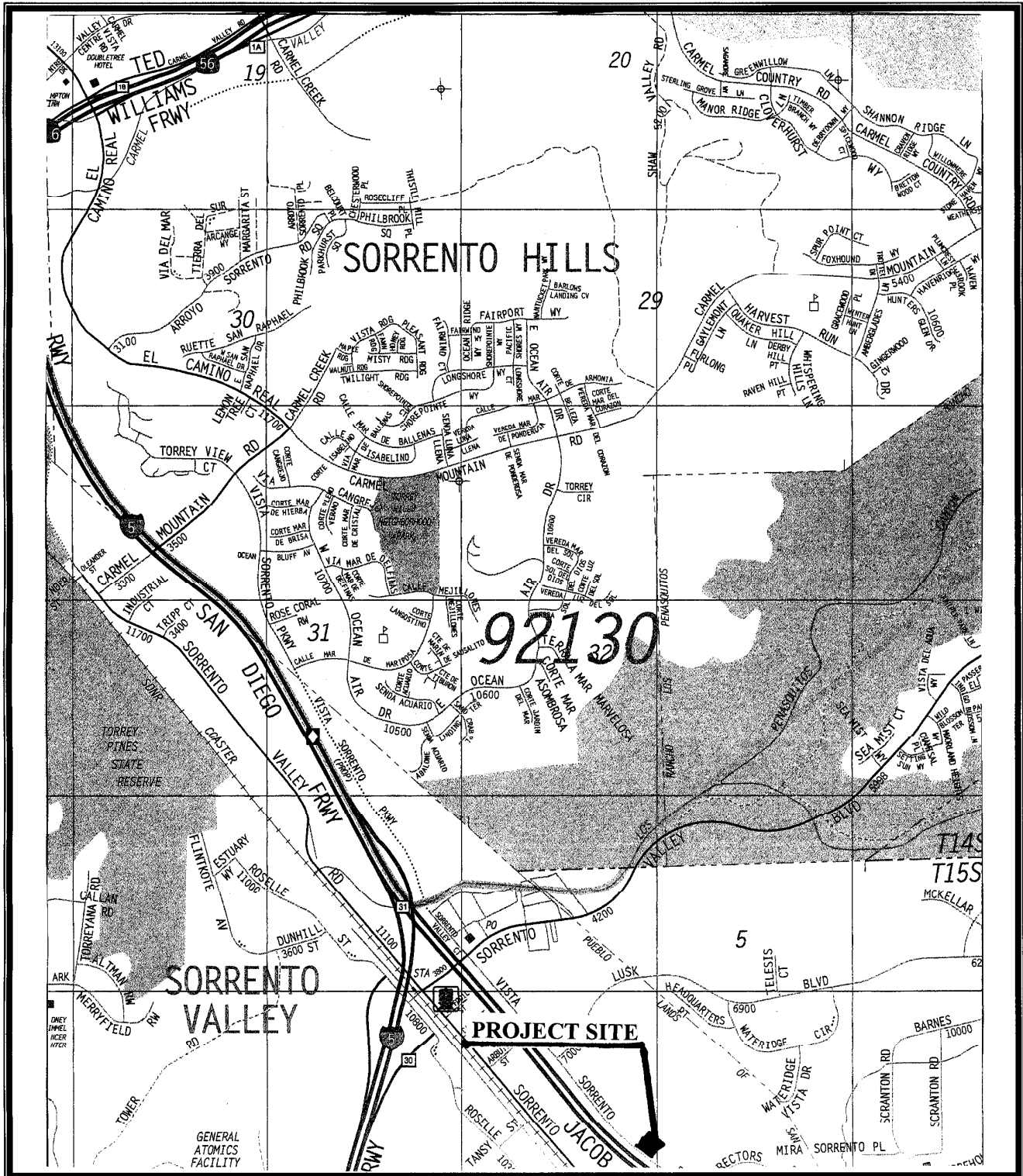
V. RECOMMENDATION:

On the basis of this initial evaluation:

- ☐ The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

PROJECT ANALYST: Rhonda Benally

Attachments: Figure 1-Location Map  
Figure 2-Site Plan  
Initial Study Checklist



Dunham Parking Garage



## Location Map

Environmental Analysis Section Project No. 47441  
CITY OF SAN DIEGO · DEVELOPMENT SERVICES

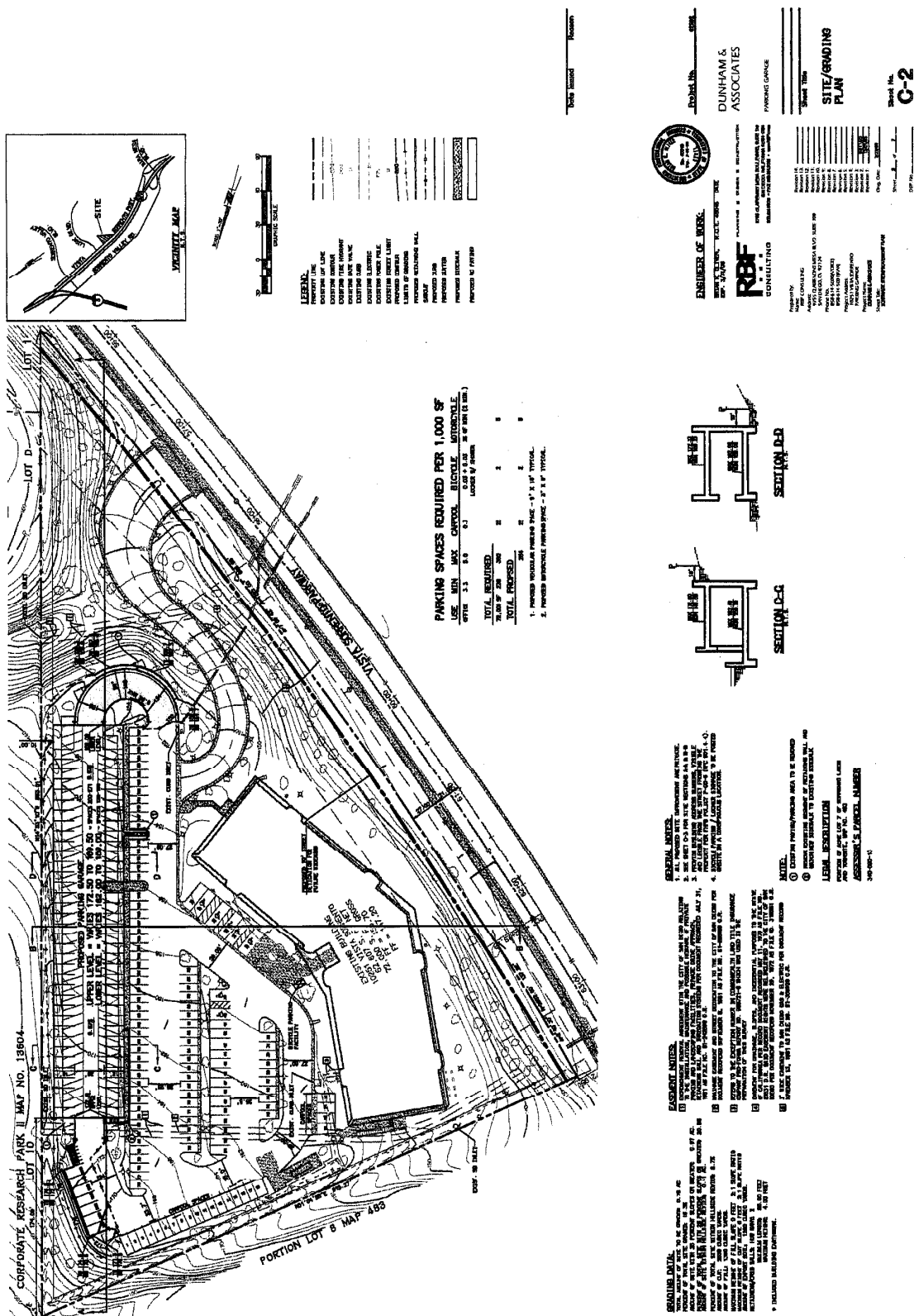
Figure

1



# Site Plan

**Environmental Analysis Section - Project No. 47441**  
**CITY OF SAN DIEGO · DEVELOPMENT SERVICES**



### Initial Study Checklist

Date:	March 23, 2005
Project No.:	47441
Name of Project:	Dunham Parking Garage

### III. ENVIRONMENTAL ANALYSIS:

The purpose of the Initial Study is to identify the potential for significant environmental impacts which could be associated with a project pursuant to Section 15063 of the State CEQA Guidelines. In addition, the Initial Study provides the lead agency with information which forms the basis for deciding whether to prepare an Environmental Impact Report, Negative Declaration or Mitigated Negative Declaration. This Checklist provides a means to facilitate early environmental assessment. However, subsequent to this preliminary review, modifications to the project may mitigate adverse impacts. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts and these determinations are explained in Section IV of the Initial Study.

Yes    Maybe    No

#### I. AESTHETICS / NEIGHBORHOOD CHARACTER – Will the proposal result in:

- |  | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|--|------------|--------------|-----------|
| A. The obstruction of any vista or scenic view from a public viewing area?<br><u>The proposed structure is not in a designated view corridor identified in the Mira Mesa Community Plan. However, the proposed project would meet the required setbacks and height limits for the underlying IL (industrial) zone.</u> | —          | —            | <u>X</u>  |
| B. The creation of a negative aesthetic site or project?<br><u>See I. A</u>  | —          | —            | <u>X</u>  |
| C. Project bulk, scale, materials, or style which would be incompatible with surrounding development?<br><u>The proposed project's bulk, scale, and materials would be compatible with the surrounding development.</u>  | —          | —            | <u>X</u>  |
| D. Substantial alteration to the existing character of the area?<br><u>The proposed parking structure will be painted and textured, and will not alter the character of the area.</u>  | —          | —            | <u>X</u>  |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
E. The loss of any distinctive or landmark tree(s), or a stand of mature trees? <u>No distinctive or landmark trees, or mature stand of trees exists on-site.</u>	—	—	<u>X</u>
F. Substantial change in topography or ground surface relief features? <u>The proposed project would not substantially change the topographic or surface relief features.</u>	—	—	<u>X</u>
G. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent? <u>The proposed project is located on a property which has been developed. The topography surrounding the area is level. No unique geologic or physical land features exist on-site.</u>	—	—	<u>X</u>
H. Substantial light or glare? <u>All exterior lighting would comply with the City's Land Development Code and the MSCP Land Use Adjacency requirements.</u>	—	—	<u>X</u>
I. Substantial shading of other properties? <u>The proposed parking structure meets required setbacks and height limits, and would not substantially produce a substantial amount of light shade adjacent to property.</u>	—	—	<u>X</u>
II. AGRICULTURE RESOURCES / NATURAL RESOURCES / MINERAL RESOURCES – Would the proposal result in:			
A. The loss of availability of a known mineral resource (e.g., sand or gravel) that would be of value to the region and the residents of the state? <u>The area would not be suitable for mineral extraction or agricultural uses.</u>	—	—	<u>X</u>
B. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land? <u>See II. A.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
III. AIR QUALITY – Would the proposal:			
A. Conflict with or obstruct implementation of the applicable air quality plan? <u>The proposed parking structure would not create or discharge any air pollutants. Additionally, the project would not alter air movement or change climate patterns.</u>	—	—	<u>X</u>
B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? <u>See III. A.</u>	—	—	<u>X</u>
C. Expose sensitive receptors to substantial pollutant concentrations? <u>See III. A.</u>	—	—	<u>X</u>
D. Create objectionable odors affecting a substantial number of people? <u>See III. A.</u>	—	—	<u>X</u>
E. Exceed 100 pounds per day of Particulate Matter 10 (dust)? <u>Dust would be generated temporarily during construction only and would be controlled with standard construction practices.</u>	—	—	<u>X</u>
F. Alter air movement in the area of the project? <u>See III. A.</u>	—	—	<u>X</u>
G. Cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally? <u>See III. A.</u>	—	—	<u>X</u>
IV. BIOLOGY – Would the proposal result in:			
A. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals? <u>The project site is fully developed and no sensitive biological resources exist on-site. The project is adjacent to the MHPA, but no direct impacts to occur. See Initial Study Biology discussion.</u>	—	—	<u>X</u>
B. A substantial change in the diversity of any species of animals or plants?	—	—	<u>X</u>



	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>See IV. A.</u>			
C. Introduction of invasive species of plants into the area? <u>See IV. A.</u>	—	—	<u>X</u>
D. Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors? <u>See IV. A.</u>	—	—	<u>X</u>
E. An impact to a sensitive habitat, including, but not limited to streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub or chaparral? <u>See IV. A.</u>	—	—	<u>X</u>
F. An impact on City, State, or federally regulated wetlands (including, but not limited to, coastal salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means? <u>No wetlands exist on-site.</u>	—	—	<u>X</u>
G. Conflict with the provisions of the City's Multiple Species Conservation Program Subarea Plan or other approved local, regional or state habitat conservation plan? <u>The site is not located within but is adjacent to the MSCP Multi-Habitat Planning Area, however there would be no direct impacts to this area. See IV. A. See Initial Study Biology discussion.</u>	—	<u>X</u>	—
V. ENERGY – Would the proposal:			
A. Result in the use of excessive amounts of fuel or energy (e.g. natural gas)? <u>The proposed parking structure would not require excessive amounts of fuel, energy or power.</u>	—	—	<u>X</u>
B. Result in the use of excessive amounts of power? <u>See V. A.</u>	—	—	<u>X</u>
VI. GEOLOGY/SOILS – Would the proposal:			
A. Expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>The City of San Diego's Seismic Safety Study maps have the site rated a 53 and 25; low to moderate risk and neutral or favorable geologic structure respectively. See Initial Study Geology discussion.</u>			
B. Result in a substantial increase in wind or water erosion of soils, either on or off the site? <u>See VI. A.</u>	—	—	<u>X</u>
C. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? <u>See VI. A.</u>	—	—	<u>X</u>
VII. HISTORICAL RESOURCES – Would the proposal result in:			
A. Alteration of or the destruction of a prehistoric or historic archaeological site? <u>The project site is located on a previously developed lot and is not located in a high historical resources sensitivity area. No recorded historical or religious sites, objects, or structures exist on-site.</u>	—	—	<u>X</u>
B. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site? <u>See VII. A.</u>	—	—	<u>X</u>
C. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? <u>See VII. A.</u>	—	—	<u>X</u>
D. Any impact to existing religious or sacred uses within the potential impact area? <u>See VII. A.</u>			<u>X</u>
E. The disturbance of any human remains, including those interred outside of formal cemeteries? <u>See VII. A.</u>	—	—	<u>X</u>

VIII. HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS: Would the proposal:

- |   |   |   |          |
|---|---|---|----------|
| A. Create any known health hazard (excluding mental health)?<br><u>There is no proposal for the storage of any hazardous materials on-site.</u>   | — | — | <u>X</u> |
| B. Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials?<br><u>See VIII. A.</u>   | — | — | <u>X</u> |
| C. Create a future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)?<br><u>See VIII. A.</u>   | — | — | <u>X</u> |
| D. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?<br><u>The proposed project would not impair or interfere with an adopted emergency plan.</u>   | — | — | <u>X</u> |
| E. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment?<br><u>According to the County of San Diego Department of Environmental Health Hazardous Materials Listing (2003), no recorded hazardous materials sites exist on-site or within the proximity of this site.</u> | — | — | <u>X</u> |
| F. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?<br><u>See VIII. A.</u>  | — | — | <u>X</u> |

IX. HYDROLOGY/WATER QUALITY – Would the proposal result in:

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
A. An increase in pollutant discharges, including down stream sedimentation, to receiving waters during or following construction? Consider water quality parameters such as temperature dissolved oxygen, turbidity and other typical storm water pollutants. <u>The applicant is required to comply with the Best Management Practices (BMPs) to comply with City of San Diego Water Quality Standards to reduce it below a level of significance. See Initial Study Water Quality discussion.</u>	—	—	<u>X</u>
B. An increase in impervious surfaces and associated increased runoff? <u>The parking structure would not result in a significant increase in on-site impervious surfaces. See IX. A</u>	—	—	<u>X</u>
C. Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes? <u>The project would not substantially alter drainage patterns. See Initial Study Biology discussion.</u>	—	—	<u>X</u>
D. Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303(b) list)? <u>See VIII. A.</u>	—	—	<u>X</u>
E. A potentially significant adverse impact on ground water quality? <u>The proposed parking structure would not impact ground water quality.</u>	—	—	<u>X</u>
F. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? <u>The project would not degrade or impact surface or ground water quality objectives or beneficial uses.</u>	—	—	<u>X</u>
X. LAND USE – Would the proposal result in:			
A. A land use which is inconsistent with the adopted community plan land use designation for the site or conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over a project?	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>The project is consistent with the Mira Mesa Community Plan. See X.B.</u>			
B. A conflict with the goals, objectives and recommendations of the community plan in which it is located?	—	<u>X</u>	—
<u>The Mira Mesa Community Plan does not specifically exclude industrial. The applicant would be required to apply for a Site Development Permit and Coastal Development Permit (CDP) that is designed to allow for the development of uses that may be desirable under appropriate circumstances, but which are not permitted by right in the applicable zone.</u>			
C. A conflict with adopted environmental plans, including applicable habitat conservation plans adopted for the purpose of avoiding or mitigating an environmental effect for the area?	—	<u>X</u>	—
<u>The project would need to adhere to the Multiple Species Conservation Program (MSCP) Land Use Adjacency Guidelines to prevent impacts to the biological resources. See Initial Study Biology discussion.</u>			
D. Physically divide an established community?	—	—	<u>X</u>
<u>Proposed project would not physically divide an established community.</u>			
E. Land uses which are not compatible with aircraft accident potential as defined by an adopted airport Comprehensive Land Use Plan?	—	—	<u>X</u>
<u>The proposed project is located within aircraft accident potential zone (APZ) II, however the project is consistent with the land use compatibility matrix of the Miramar Comprehensive Land Use Plan (CLUP) for MCAS Miramar.</u>			
XI. NOISE – Would the proposal result in:			
A. A significant increase in the existing ambient noise levels?	—	<u>X</u>	—
<u>The parking structure would not result in an increase in existing ambient noise levels. Compliance with the Multi-Habitat Planning Area as described in the Mitigation Monitoring Reporting Program would</u>			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>reduce potential indirect noise impact below a level of significance.</u>			
B. Exposure of people to noise levels which exceed the City's adopted noise ordinance? <u>See XI. A.</u>	—	—	<u>X</u>
C. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted airport Comprehensive Land Use Plan? <u>See XI. A.</u>	—	—	<u>X</u>
XII. PALEONTOLOGICAL RESOURCES: Would the proposal impact a unique paleontological resource or site or unique geologic feature? <u>Prior to construction, the proposed project would be subject to all requirements of the Mitigation, Monitoring and Reporting Program for impacts to potentially buried paleontological resources. See Initial Study Paleontological discussion.</u>	—	<u>X</u>	—
XIII. POPULATION AND HOUSING – Would the proposal:			
A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? <u>The proposed project would not induce population growth.</u>	—	—	<u>X</u>
B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? <u>The project would not displace or necessitate the construction of housing.</u>	—	—	<u>X</u>
C. Alter the planned location, distribution, density or growth rate of the population of an area? <u>The project would not alter the population characteristics of the community.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
XIV. PUBLIC SERVICES – Would the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
A. Fire protection? <u>No additional fire protection services would be required.</u>	—	—	<u>X</u>
B. Police protection? <u>No additional police protection would be required.</u>	—	—	<u>X</u>
C. Schools? <u>No change to existing schools would occur.</u>	—	—	<u>X</u>
D. Parks or other recreational facilities? <u>Existing access to recreational areas would not be affected.</u>	—	—	<u>X</u>
E. Maintenance of public facilities, including roads? <u>Existing public facilities would not be affected.</u>	—	—	<u>X</u>
F. Other governmental services? <u>Existing services would not be affected.</u>	—	—	<u>X</u>
XV. RECREATIONAL RESOURCES – Would the proposal result in:			
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? <u>The project does not include recreational facilities or require the construction or expansion of recreational facilities.</u>	—	—	<u>X</u>
B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? <u>See XV. A.</u>	—	—	<u>X</u>
XVI. TRANSPORTATION/CIRCULATION – Would the proposal result in:			
A. Traffic generation in excess of specific/ community plan allocation?	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>The proposed project would not generate excess traffic within the neighborhood, adversely impact traffic circulation, or impact off-site parking.</u>			
B. An increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system? <u>See XVI. A.</u>	—	—	<u>X</u>
C. An increased demand for off-site parking? <u>Adequate parking would be provided on site.</u> <u>See XVI. A.</u>	—	—	<u>X</u>
D. Effects on existing parking? <u>The proposed parking structure would provide more efficiency and space availability to tenants, clients and employees on site.</u>	—	—	<u>X</u>
E. Substantial impact upon existing or planned transportation systems? <u>Project would not impact existing or planned transportation systems.</u>	—	—	<u>X</u>
F. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas? <u>Project would not alter present circulation movements or public access.</u>	—	—	<u>X</u>
G. Increase in traffic hazards for motor vehicles, bicyclists or pedestrians due to a proposed, non-standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway)? <u>Project would not increase traffic hazards for motor vehicles, bicyclists or pedestrians.</u>	—	—	<u>X</u>
H. A conflict with adopted policies, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)? <u>Project would not conflict with the adopted policies, plans or programs supporting alternative transportation models.</u>	—	—	<u>X</u>
XVII. UTILITIES – Would the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			



	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
A. Natural gas? <u>Existing utilities would not be affected.</u>	—	—	<u>X</u>
B. Communications systems? <u>Existing utilities would not be affected.</u>	—	—	<u>X</u>
C. Water? <u>Existing utilities would not be affected.</u>	—	—	<u>X</u>
D. Sewer? <u>Existing utilities would not be affected.</u>	—	—	<u>X</u>
E. Storm water drainage? <u>No change in drainage patterns is anticipated.</u>	—	—	<u>X</u>
F. Solid waste disposal? <u>Existing service would remain unaffected.</u>	—	—	<u>X</u>

XVIII. WATER CONSERVATION – Would the proposal result in:

A. Use of excessive amounts of water? <u>The project proposes to landscape with native species such as trees and shrubs along the east, west, north and south of parking structure, and would not require the use of excessive amounts of water.</u>	—	—	<u>X</u>
B. Landscaping which is predominantly non-drought resistant vegetation? <u>See XVIII. A.</u>	—	—	<u>X</u>

XIX. MANDATORY FINDINGS OF SIGNIFICANCE:

A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? <u>The proposed project does not have the potential to result in any of the above listed impacts.</u>	—	—	<u>X</u>
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	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<p>B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts would endure well into the future.)</p> <p><u>The proposed project would not result in an impact to long-term environmental goals.</u></p>	—	—	<u>X</u>
<p>C. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)</p> <p><u>The proposed project would not result in cumulative impacts.</u></p>	—	—	<u>X</u>
<p>D. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?</p> <p><u>The project would not result in environmental effects which would cause substantial effects on human beings.</u></p>	—	—	<u>X</u>

## INITIAL STUDY CHECKLIST

### REFERENCES

#### **I. Aesthetics / Neighborhood Character**

☒ City of San Diego Progress Guide and General Plan.

☒ Community Plan.

☐ Local Coastal Plan.

#### **II. Agricultural Resources / Natural Resources / Mineral Resources**

☒ City of San Diego Progress Guide and General Plan.

☒ U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.

☐ California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.

☐ Division of Mines and Geology, Special Report 153 - Significant Resources Maps.

☐ Site Specific Report: \_\_\_\_\_.

#### **III. Air**

☐ California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.

☐ Regional Air Quality Strategies (RAQS) - APCD.

☐ Site Specific Report: \_\_\_\_\_.

#### **IV. Biology**

☒ City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997

☐ City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" maps, 1996.

☒ City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.

- ☒ Community Plan - Resource Element.
- ☐ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.
- ☐ California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.
- ☐ City of San Diego Land Development Code Biology Guidelines.
- ☒ Site Specific Report: Biological Survey Letter Report, Dunham Parking Garage (Project 47441), City of San Diego, CA, by SWCA Environmental Consultants, November 29, 2004.
- V. Energy**
  - ☐ \_\_\_\_\_.
- VI. Geology/Soils**
  - ☒ City of San Diego Seismic Safety Study.
  - ☐ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.
  - ☒ Site Specific Report: Preliminary Geotechnical Recommendations, Proposed Parking Structure, 10251 Vista Sorrento Parkway, San Diego, CA by Christian Wheeler Engineering, June 18, 2004.
  - ☒ Site Specific Report: Report of Preliminary Geotechnical Investigation, Proposed Parking Structure, 10251 Vista Sorrento Parkway, San Diego, CA by Christian Wheeler Engineering, June 19, 2004.
- VII. Historical Resources**
  - ☒ City of San Diego Historical Resources Guidelines.
  - ☒ City of San Diego Archaeology Library.
  - ☐ Historical Resources Board List.

☐ Community Historical Survey:

☐ Site Specific Report:

**VIII. Human Health / Public Safety / Hazardous Materials**

☒ San Diego County Hazardous Materials Environmental Assessment Listing, 2004.

☐ San Diego County Hazardous Materials Management Division

☐ FAA Determination

☐ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized 1995.

☐ Airport Comprehensive Land Use Plan.

☐ Site Specific Report: \_\_\_\_\_.

**IX. Hydrology/Water Quality**

☐ Flood Insurance Rate Map (FIRM).

☒ Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.

☐ Clean Water Act Section 303(b) list, dated July 2002,  
[http://www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html)).

☒ Site Specific Report: Water Quality Technical Report for Vista Sorrento Parking Structure by RBF Consulting, December 1, 2004.

**X. Land Use**

☒ City of San Diego Progress Guide and General Plan.

☒ Community Plan.

☒ Airport Comprehensive Land Use Plan

☒ City of San Diego Zoning Maps

☐ FAA Determination

**XI. Noise**

☒ Community Plan

☐ San Diego International Airport - Lindbergh Field CNEL Maps.

☐ Brown Field Airport Master Plan CNEL Maps.

☐ Montgomery Field CNEL Maps.

☐ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.

☐ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

☐ City of San Diego Progress Guide and General Plan.

☐ Site Specific Report: \_\_\_\_\_

**XII. Paleontological Resources**

☒ City of San Diego Paleontological Guidelines.

☒ Demere, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.

☒ Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.

☐ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.

☐ Site Specific Report: \_\_\_\_\_

**XIII. Population / Housing**

☐ City of San Diego Progress Guide and General Plan.

☒ Community Plan.

☐ Series 8 Population Forecasts, SANDAG.

— Other:\_\_\_\_\_.

**XIV. Public Services**

☒ City of San Diego Progress Guide and General Plan.

☒ Community Plan.

**XV. Recreational Resources**

— City of San Diego Progress Guide and General Plan.

☒ Community Plan.

— Department of Park and Recreation

— City of San Diego - San Diego Regional Bicycling Map

— Additional Resources:\_\_\_\_\_.

**XVI. Transportation / Circulation**

— City of San Diego Progress Guide and General Plan.

☒ Community Plan.

☒ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

— San Diego Region Weekday Traffic Volumes, SANDAG.

— Site Specific Report:\_\_\_\_\_.

**XVII. Utilities**

— \_\_\_\_\_.

**XVIII. Water Conservation**

— Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.